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MEMORANDUM APRIL 3, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, DIRECTOR OF ZONING
JEANNIE HAMILTON, PLANNER

SUBJECT: RECOMMENDATION TO ZONING COMMISSION TO ADOPT MAP AND TEXT AMENDMENTS TO CHANGE THE ZONING OF THE MISSION HILL TRIANGLE

Residents of the area generally bounded by Huntington Avenue, Tremont Street, and Worthington Street in Roxbury have petitioned the Zoning Commission to change the zoning in the area to reflect more fully the residential character of the neighborhood. Most of this area has been recently designated by the Boston Landmarks Commission as the Mission Hill Triangle Architectural Conservation District. The total area of the Triangle is approximately 5.87 acres and is an active residential neighborhood with an admixture of local and general business activity.

The residents brought the petition to the Zoning Commission because they felt there was an immediate threat of encroachment on their 19th-century rowhouse residential neighborhood from the proposed demolition of one of the area's 70 remaining rowhouses, to be replaced by a one-story prefab convenience store. The current zoning at that location (B-1, general business) would allow such a use.

Concurrent with the petition for rezoning, the neighborhood initiated a petition to the Boston Landmarks Commission to designate the Triangle area as an Architectural Conservation District. The designation came in Fall of 1985.

The existing zoning within the Mission Hill Triangle is H-3, L-1, and B-1. The petition proposes to change the zoning to H-2 and L-2 letting some of the area remain B-1. The proposed changes will reduce the land area zoned for local and general business activity and increase the floor area ratio allowed in the local business zone. The land area zoned for residential use will be increased, but will also have the allowed floor area ratio reduced from three to two.

In addition to the proposed changes in the district designations and district boundaries, a restricted roof structure overlay district is requested for the residential and local business districts. This overlay district is proposed to help maintain the architectural integrity of the buildings in the area. As indicated with the accompanying text amendment application, the restrictions set forth for a restricted roof structure district would apply to all buildings in such district within the Mission Hill Triangle.

At the present time, Mrs. Kitty Dukakis, Director of the Program on Public Space Partnership at Harvard University, is working with the Boston Redevelopment Authority's Urban Design Department on developing a signage program for the Huntington Avenue corridor. The program would encompass the entire stretch of Huntington Avenue from Copley Square to the intersection of South Huntington, inclusive of the section within the Mission Hill Triangle, and is designed to enhance the streetscape of Huntington Avenue.

Through the joint efforts of the neighborhood and the developer of the convenience store, the developer has agreed to return the residence at 16 Wigglesworth Street to the market rather than demolish it for development of the convenience store. This demonstrates the strong commitment of residents to maintain the character of their residential neighborhood.

Staff has worked with the community to define the proposed zoning changes and feels that the amendment is important in order to promote an appropriate mix of residential and business uses, and to maintain this vital residential neighborhood in the City.

It is recommended that the Authority support these petitions before the Zoning Commission. An appropriate vote follows.

VOTED: That the Boston Redevelopment Authority recommends approval of Map Amendment Application No. 248 and Text Amendment Application No. 107 to the Zoning Commission, by residents of the Mission Hill Triangle, to change the zoning of the Triangle, generally bounded by Huntington Avenue, Tremont Street and Worthington Street, from B-1, L-1 and H-3 to H-2, L-2, and B-1, and to designate the H-2 and L-2 areas of said Triangle as a restricted roof structure overlay district. In supporting these petitions, the Authority recognizes the importance of preserving the residential and architectural character of this neighborhood.

Map Amendment Application No. 248
Lois Regestein, et al.
Roxbury: Mission Hill Triangle
H-3, B-1, and L-1 to H-2
L-1 and B-1 to L-2
Restricted Roof Structure Overlay District

TO THE ZONING COMMISSION
OF THE CITY OF BOSTON:

The undersigned as owner(s) of property at 6 Worthington Street, Roxbury, hereby petition(s) to amend Map 1 - Boston Proper, and Map 6 - Roxbury, of the series of maps entitled "Zoning Districts - City of Boston" as established under Chapter 665 of the Acts of 1956, as amended, as follows:

1. By changing from H-3, B-1 and L-1 districts to an H-2 zoning district land bounded northerly by the center line of Smith Street; easterly by the center line of Worthington Street; northerly, easterly and southerly by Back Bay Manor Apartments, Inc. at 75 Alphonsus Street, and Franklin Square Apartments at 1575 Tremont Street; easterly by the center line of Worthington Street; southerly by the center line of Tremont Street; westerly by the center line of Wigglesworth Street; southerly by a line parallel to and 124 feet north of the center line of Tremont Street, extending along the northerly side lot line of property at 2B Wigglesworth Street; westerly by a line parallel to and 104 feet west of the center line of Wigglesworth Street, said parallel line being an extension of the rear lot line of property at 2B Wigglesworth Street; southwesterly by a line beginning at a point 160 feet north of the center line of Tremont Street, extending along the northeasterly side lot line of property at 706-708 Huntington Avenue, and an extension thereof, to the center line of Huntington Avenue; northwesterly by the center line of Huntington Avenue, northeasterly by a line perpendicular to Huntington Avenue that connects to the north corner lot line of the property at 698 Huntington Avenue; easterly by a line 104' west of the center line of Wigglesworth Street and extending along the rear lot line at 698 Huntington Avenue; southerly by the northerly side lot line of 16 Wigglesworth Street and an extension thereof; westerly by the center line of Wigglesworth Street connecting with the center line of Smith Street.

2. By changing from L-1 and B-1 districts to an L-2 district land bounded southerly by the center line of Tremont Street, northwesterly by the center line of Huntington Avenue; northeasterly, easterly and northerly by the H-2 district boundary line described above, and easterly by the center line of Wigglesworth Street.

3. By adding to the H-2 and L-2 zoning designations established above an asterisk (or small circle) indicating a restricted roof structure overlay district designation.

Petitioner: Lois Kegeles
et al.: see attached sheet

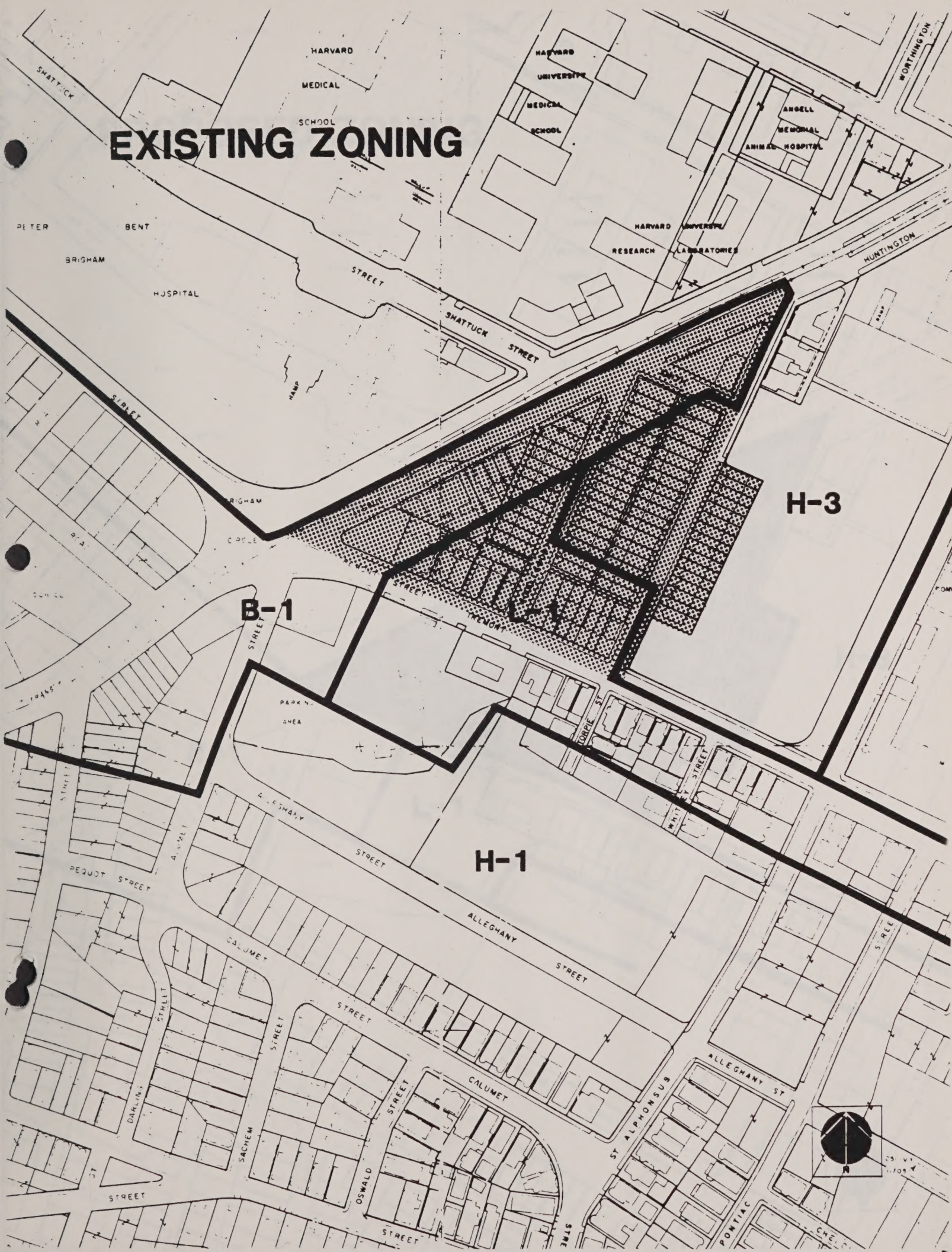
Address: 6 Worthington St.
Roxbury, MA 02120

Tel. No.: (617) 739-1340

Date: April 1, 1986

From Section 5-4 of the Boston Zoning Code as amended April 22, 1985: "The estimated average cost to the City of a hearing on a proposed amendment of this code is hereby established as two hundred and twenty-five dollars."

ZON1/Z/032586


EXISTING ZONING
HARVARD MEDICAL SCHOOL
HARVARD UNIVERSITY MEDICAL SCHOOL
ANGELL MEMORIAL ANIMAL HOSPITAL
WORTHINGTON
SHATTUCK STREET
PETER BENT BRIGHAM HOSPITAL
HARVARD UNIVERSITY RESEARCH LABORATORIES
HUNTINGTON
SHATTUCK STREET
H-3
B-1
H-1
ALLEGHANY STREET
CALUMET STREET
PEQUOT STREET
ALLEGHANY ST
ST ALPHONSUS
PONTIAC

PROPOSED ZONING
CHILDREN
HOSPITAL
BLACKFAN
ROAD
LONGWOOD
MASS. COLLEGE OF PHARMACY
HARVARD MEDICAL SCHOOL
HARVARD UNIVERSITY MEDICAL SCHOOL
ANGELL MEMORIAL ANIMAL HOSPITAL
SHATTUCK STREET
PETER BENT BRIGHAM HOSPITAL
HARVARD UNIVERSITY RESEARCH LABORATORIES
HUNTINGTON
B-1
B-2
H-1
H-2
H-3
L-2
L-1
B-1
PEQUOT STREET
ALLEGHANY STREET
CALUMET STREET
TORPEY ST
WHIT STREET
ALLEGHANY ST
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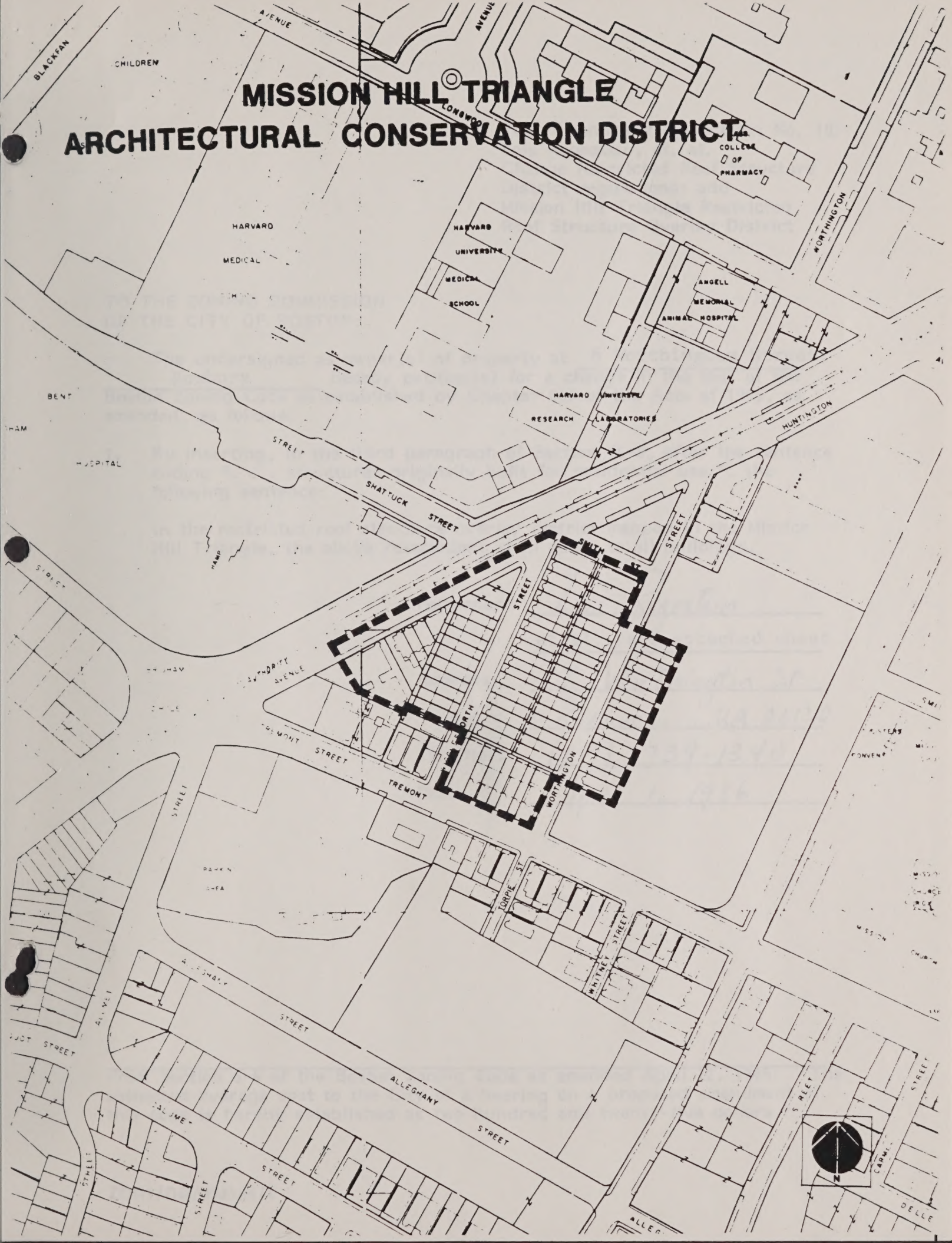
MISSION HILL TRIANGLE
ARCHITECTURAL CONSERVATION DISTRICT



Text Amendment Application No. 107
Lois Regestein, et. al.
Change Restricted Roof Structure
District regulations: add
Mission Hill Triangle Restricted
Roof Structure Overlay District

TO THE ZONING COMMISSION
OF THE CITY OF BOSTON:

The undersigned as owner(s) of property at 6 Worthington Street, Roxbury hereby petition(s) for a change in the text of the Boston Zoning Code as established by Chapter 665 of the Acts of 1956, as amended, as follows:

1. By inserting, in the third paragraph of Section 16-8, after the sentence ending ". . . structures originally built for residential use.", the following sentence:

   In the restricted roof structure overlay district mapped in the Mission Hill Triangle, the above restrictions shall apply to all buildings.

Petitioner: Lois Regestein
et al.: see attached sheet

Address: 6 Worthington St.
Roxbury, MA 02120

Tel. No.: (617)-739-1340

Date: April 1, 1986

From Section 5-4 of the Boston Zoning Code as amended April 22, 1985: "The estimated average cost to the City of a hearing on a proposed amendment of this code is hereby established as two hundred and twenty-five dollars."

ZON1/DD/033186/1

A Petition to CHANGE Zoneing LAW For the TRIANGLE AREA. To Be strictly Residential in the Future. EXACT AREA to be DEFINED.

WORTHINGTON ST

NAME	ADDRESS	Home Owner
JOHN YUREWICZ	16 WORTHINGTON ST	YES
John Mahoney	9 Worthington St	yes
Marie Lyons	7 Worthington St. Roxb.	yes
VICTOR Krumbaicher	1611 TREMONT STR.	yes
[illegible]	2	
Dan Jones	30 worthington	ye
Alice O'Brien	3 Worthington St Rox	yes
Catalina Gooding	5 worthington st.	yes.
Lucille D. Smith	21 Worthington St Rox	Yes
Mona Thomas	15 Worthington St. Rox	yes
Helen Kelley	25 WORthington St ROX	Yes
Louise C. Riley	27 Worthington St. Rox	Yes
Peter Addario	22 Worthington St,	Yes
Ellen C. Kenyon	11 Worthington St.	yes

A Petition to change ZONING LAWS FOR THE TRIANGLE AREA To Be Strictly RESIDENTIAL IN THE FUTURE. EXACT AREA TO BE DEFINED.

Name	ADDRESS	Home owner
James McKendry	5 Wigglesworth	yes
Lavinia F. Cowdrey	5 Wigglesworth St	yes
James B Perry	21 Wigglesworth St	Yes
Phyllis Buchanan	16 Fairmont St	Yes
Kelly Fagerlacon	17 Wigglesworth St -	Yes
David McCall	7 Wigglesworth St	yes
Mr & Mrs Walter Lambert	9 Wigglesworth St	yes
William Manning -	14 Wigglesworth St	Yes
Richard Brooks	4 Wigglesworth St	Yes
William D. Jordan	15 Wigglesworth Street (Co-owner)	Yes
Susan L Schonfeldt	15 Wigglesworth Street (Co-owner)	Yes
Loretta M Dacey	11 Wigglesworth St	yes
Clare J. Shuchan	13 Wigglesworth St.	yes
V. Lecroix	9 Worthington St	Yes
John Adams, Jr	704 Huntington Ave Boston Ma 02115	yes

A Petition to CHANGE ZONING LAWS FOR the TRIANGLE AREA to Strictly RESIDENTIAL IN the Future. EXACT AREA TO BE DEFINED LATER.

NAME	ADDRESS ON Tremont St	Home Owner
Laurence J. Cavicchio	1615 Tremont Street	yes
Rita Regenick	1609 Tremont Street	yes
Anne Preston	4 Worthington ST	yes
Lois Regestein	6 Worthington St.	yes
Lois Regestein	12 Wigglesworth St.	yes